NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

Grade A Offices – 5,722 sq ft

West Wing 3rd Floor
Link House
25 West Street
Poole
BH15 1LD

- Third floor of Landmark Building in Poole Town Centre
- Views over Poole Harbour and Purbecks
- Other occupiers include Merlin & NatWest
- Predominantly open plan, fitted to a very high standard
- Manned main reception
- 14 designated car spaces
- Lift to all floors
- Rent - £20 per sq ft
- Sole Agents



01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

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LOCATION

Poole is part of the prosperous South-East Dorset conurbation with a population of over 475,000. In addition to excellent road links via the A35, the town has fast rail links with London and the port of Poole operates regular passenger and freight services. Bournemouth International Airport is approximately 8 miles distant.

South East Dorset provides a superb living environment with Poole having the second largest natural harbour in the world. In addition, world class organisations such as Sunseeker, Lush, RNLI, Barclays, LV and Merlin have a base in the area.

Link House occupies a high profile location at the junction of West Street and New Orchard, close to the West Quay waterfront area, and is within close walking distance of a full range of town centre facilities including The Dolphin Shopping Centre, restaurants and public car parks.

RENT

£114,400 pa

In addition, a service charge is payable in respect of the maintenance of the common parts of the building.

DESCRIPTION

Link House provides grade A offices over ground and four upper floors. Current occupiers include Merlin and Nat West.

Features include:

- Integrated air conditioning / heating system
- Raised access flooring to open plan office area
- DDA compliant
- 2 x 10 passenger lifts
- High quality carpeting
- Integrated and recessed lighting
- Shower/changing room facilities
- Manned reception

Total net floor area – 5,722 sq ft

LEASE

New full repairing and insuring lease for a term to be agreed incorporating 5 yearly rent reviews.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value – To be re-assessed

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band C

The full EPC and recommendations report are available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agents:-

NETTLESHIP SAWYER
01202 556491
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Steve Chiari
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01202 550245

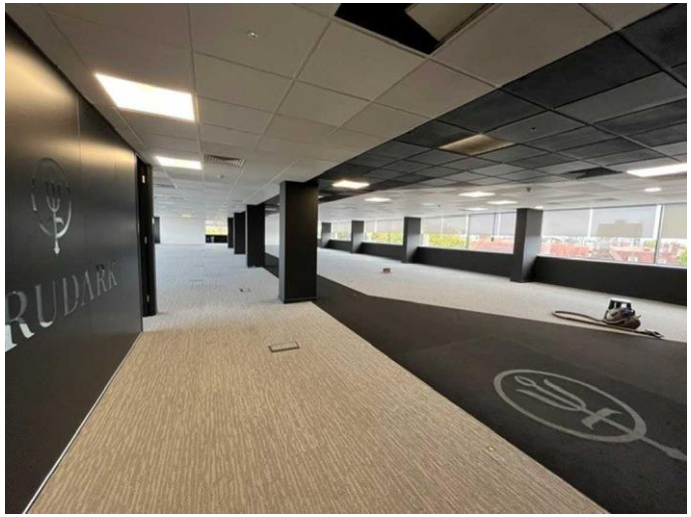
THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.













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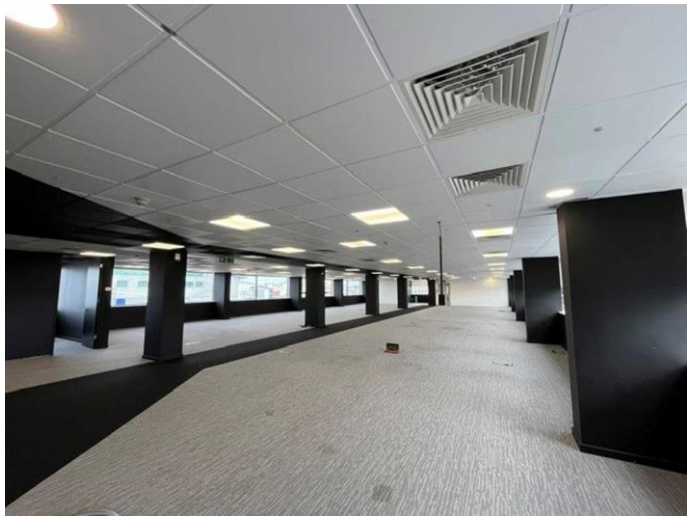

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